

SITE PLAN REVIEW AGENDA

Tuesday, October 17, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-15-17-18
Applicant: 10 Gold Street Properties LLC (Duncan Frame)
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used as ancillary parking.

Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects abutting a site listed on the National Register of Historic Places.
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1 District.
Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in Section 48-4 of the City Code.

Site Plan Type: Major
Quadrant: SW and SE
Enforcement: Yes
SEQR: Type 1
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-10-17-18
Address: [990 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress.

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress.

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: ZBA approved area variance 9-20-2017

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending; applicant must comply with conditions before SPR approval is issued.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval pending.

File #: SP-23-16-17
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None